## Kaualana Manor 1 1941 Church Lane Unit 509, Honolulu 96826 \* Kaualana Manor 1 \*

\$325,000 \* Originally \$330,000

Beds: 1 MLS#: 202400885, FS Year Built: 1969 Bath: 1/0 Status: Active Remodeled: Living Sq. Ft.: 604 List Date & DOM: 01-17-2024 & 113 Total Parking: 1 Land Sq. Ft.: 25,395 **Assessed Value** Condition: Above Average Lanai Sq. Ft.: 89 Frontage: Building: \$242,400 Sq. Ft. Other: 0 Tax/Year: \$89/2023 Land: **\$63.400** Total Sq. Ft. 693 Neighborhood: Moiliili Total: \$305,800

Flood Zone: Zone X - Tool

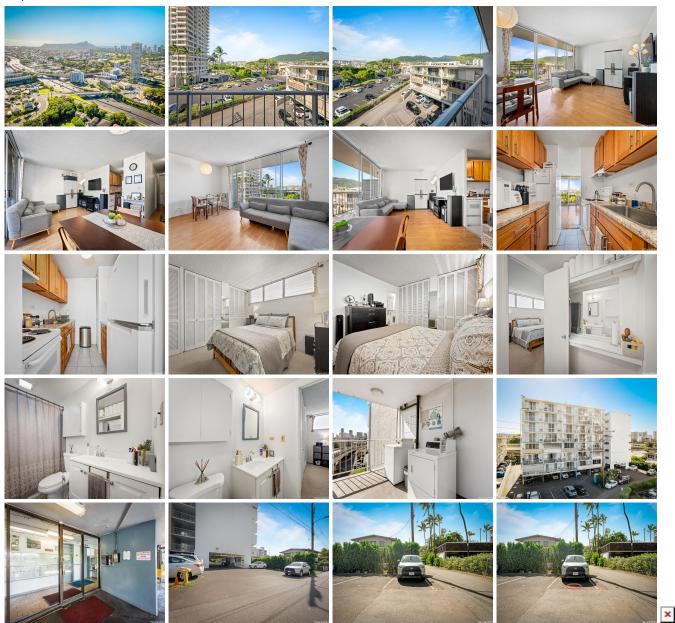
Stories / CPR: / No

Parking: **Assigned, Open - 1** Frontage:

Maint./Assoc. \$559 / \$0

**Zoning:** 12 - A-2 Medium Density Apartme View: City, Mountain

**Public Remarks:** Pet friendly & conveniently located at the edge of Moilili, Kaimuki and Kapahulu the Kaualana Manor building is tucked off the main roads but close enough to so many great shops, restaurants and schools (including UH Manoa and Chaminade). Situated on the preferred side of the building ('06-10 stacks) this unit avoids overlooking the H-1 Freeway and affords a more tranquil view. This spacious 1-bedroom unit has mountain views and a good sized lanai to relax on. One assigned parking stall is located near the main, secured lobby entrance and you will find added convenience of laundry facilities on each floor. Even more impressive and hard to find, Kaualana Manor is pet friendly (check House Rules for guidelines). Seller offering \$10,000 credit at closing. **Sale Conditions:** None **Schools:** , , \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info



Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	Lanai	Occ.	FL	DOM
1941 Church Lane 509	\$325,000	1 & 1/0	604   \$538	25,395   \$13	89	53%	5	113

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1941 Church Lane 509	\$89   \$559   \$0	\$63,400	\$242,400	\$305,800	106%	1969 & NA

1941 Church Lane 509 - MLS#: 202400885 - Original price was \$330,000 - Pet friendly & conveniently located at the edge of Moilili, Kaimuki and Kapahulu the Kaualana Manor building is tucked off the main roads but close enough to so many great shops, restaurants and schools (including UH Manoa and Chaminade). Situated on the preferred side of the building ('06-10 stacks) this unit avoids overlooking the H-1 Freeway and affords a more tranquil view. This spacious 1-bedroom unit has mountain views and a good sized lanai to relax on. One assigned parking stall is located near the main, secured lobby entrance and you will find added convenience of laundry facilities on each floor. Even more impressive and hard to find, Kaualana Manor is pet friendly (check House Rules for guidelines). Seller offering \$10,000 credit at closing. Region: Metro Neighborhood: Moiliili Condition: Above Average Parking: Assigned, Open - 1 Total Parking: 1 View: City, Mountain Frontage: Pool: Zoning: 12 - A-2 Medium Density Apartme Sale Conditions: None Schools: , , \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number